



## THE LONG BARN

Maesdown Hill, Stoney Stratton, Shepton Mallet, Somerset, BA4 6EG.

A development opportunity to convert a stone and block built barn into a detached dwelling situated in a rural location. The plot extends in total to approximately 0.115 hectare (0.28 acre) (subject to survey).

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FOR SALE BY PRIVATE TREATY  
FREEHOLD WITH VACANT POSSESSION ON COMPLETION

**GUIDE PRICE: £325,000**

REF: P226

These particulars give only a general outline and your attention is drawn to the important notice printed within them.

## INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

## SITUATION/LOCATION

The property is located in an elevated position on Maesdown Hill on the outskirts of the village of Evercreech. Evercreech has a good array of amenities including a Co-op, bakery, pharmacy, garage, doctor's surgery and primary school.

The town of Shepton Mallet is approximately 3 miles away with a range of services including the Kilver Court designer village outlet and the popular Charlton House hotel and Spa.

Bruton, with the world famous Hauser and Worth Art Gallery is approximately 4 miles away. Bruton has a good selection of schools both state and independent.

The cathedral city of Bath is 23 miles to the north. Castle Cary (6 miles) has a mainline railway station with direct trains to London Paddington (100 minutes).

Communications by road are excellent with the A303 providing a link to the M3, M25 and London or the West Country.

## DESCRIPTION

A development opportunity to convert a stone and block built barn into a detached dwelling. The good sized plot offers scope to create a unique dwelling that would rarely become available in such a location.

The barn benefits from planning approval for the change of use into a dwelling.

The area outlined in red on the site plan is the area benefiting from the change of use to residential and extends to approximately 0.0496 hectare (0.12 acre).

The additional land area outlined in green is currently agricultural land and therefore to use as residential curtilage a change of use planning application will be required. This area extends to approximately 0.065 hectare (0.16 acre).

## PLANNING DETAILS

Prior approval for a proposed change of use of agricultural building to a dwelling house (Class C3) and for associated operational development was given on the 14 January 2020 by Mendip District Council reference 2019/2911/PAA.

Under the Class Q rules, development must be completed by **13th January 2023**.

*Further details are available from Acorus.*

## ACCESS

The site benefits from its own established access directly from the highway. This is currently through a set of double doors.

## NOTE

Please note the property is 'Sold as Seen'. The vendor accepts no responsibility for any items existing at the property at the time of completion.

## SERVICES

Water is available on site, the pipework is in place.

Electric will need to be connected and a drainage system installed.

Issues with main service connections are not envisaged as there are other dwelling houses nearby.

## LOCAL AUTHORITY

Mendip District Council, Cannards Grave Road, Shepton Mallet, Somerset, BA4 5BT.

Tel: 0300 303 8588

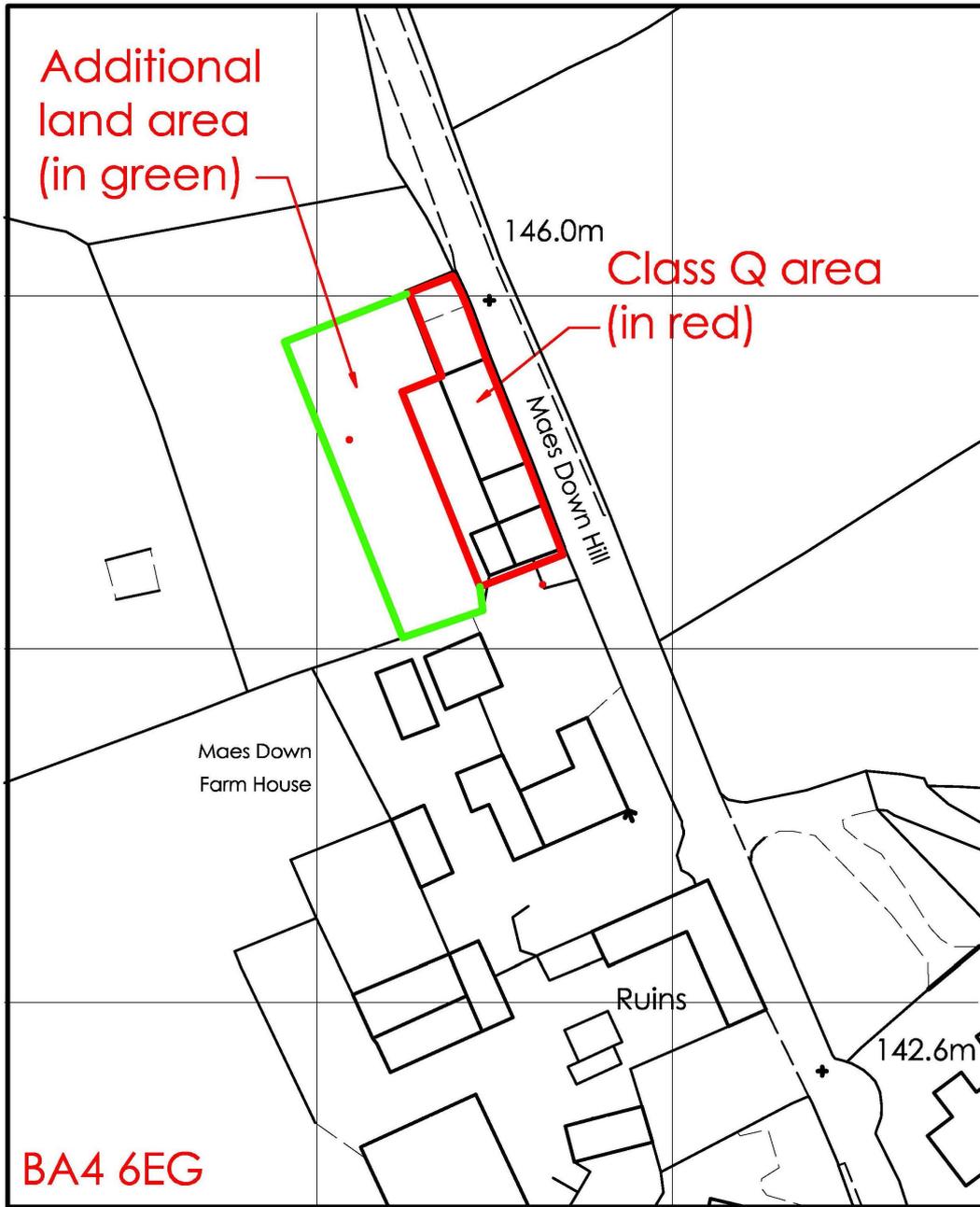
## DIRECTIONS

Travelling north on the A371, opposite the Bath and West showground turn right onto B3081 – Prestleigh Road. After entering the village of Evercreech turn left into Queens Road, which in turn leads into Shapway Lane, follow this until you come to a 'T' junction in Stoney Stratton. Turn left and proceed up the hill, the property can be found on the left hand side.

## VIEWING

Viewing is strictly by appointment with the selling agent Acorus.

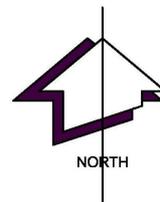




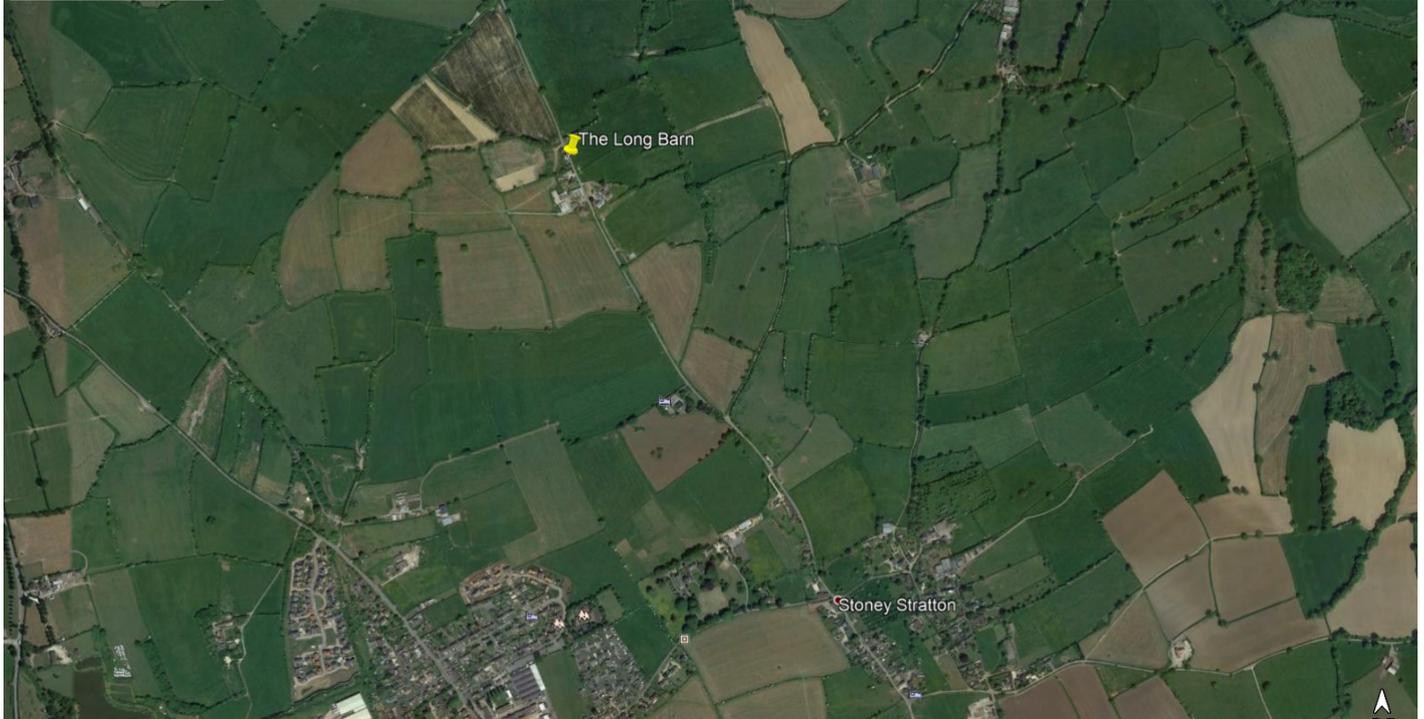
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# Location Plan

## 1:1250







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